

## Narrative of Whitley County 2017 Annual Adjustment Methodology

### Method

The sales comparison method was used to adjust the assessments in Whitley County for 2017. The assessments were derived using the Real Property Assessment Guidelines for 2012-Version A. The sales used for the 2017 annual adjustments were from 1/1/2015 to 12/31/2016. The land base rates and neighborhood factors were examined in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to significantly similar neighborhoods. The criteria for comparison were geographic location, similarity of land size and improvement type and age, and any other factors deemed relevant. Comparisons were also made between adjoining neighborhoods and townships to insure the continuity of land base rates and neighborhood factors.

### Industrial Properties

Sales from 2015, 2016, for improved industrial properties. Only two valid improved industrial sales occurred in Whitley County during that period. An insufficient number of sales were found to conduct a ratio study on improved industrial parcels

### Commercial Properties

Sales for 2015, 2016 were included for improved commercial properties. Data was combined from thirteen commercial property sales to evaluate those areas where there were insufficient sales. Due to the lack of sales we ran a county wide ratio study, since there were an insufficient number of sales per township

### Vacant Commercial and Industrial Land

We used sales from 2015, 2016, and no sales were found to conduct a ratio study on commercial and industrial vacant land.

### Residential Properties

VACANT: Fifteen Sales from 2016 were deemed invalid for trending, after further review it was determined that the 15 sales were valid for trending and added to the ratio report. Those parcel are attached as follows:

C92-2016-3003923	92-02-24-000-304.000-005	COLUMBIA	920510	501	005	2/16/2016	\$	4,500
C92-2016-3004066	92-06-03-573-005.900-004	COLUMBIA	920418	500	004	4/29/2016	\$	10,000
C92-2016-3004572	92-06-02-425-006.000-004	COLUMBIA	920481	500	004	10/21/2016	\$	32,571
C92-2016-3004605	92-06-02-425-014.000-004	COLUMBIA	920481	500	004	11/3/2016	\$	33,417
C92-2016-3004648	92-06-02-426-075.000-004	COLUMBIA	920429	500	004	11/21/2016	\$	29,720
C92-2016-3004723	92-06-02-426-062.000-004	COLUMBIA	920429	500	004	12/19/2016	\$	29,986
C92-2016-3004758	92-06-02-426-071.000-004	COLUMBIA	920429	500	004	12/28/2016	\$	34,900
C92-2016-3004767	92-06-04-212-144.000-004	COLUMBIA	920420	500	004	12/30/2016	\$	34,900
C92-2016-3004768	92-06-04-212-145.000-004	COLUMBIA	920420	500	004	12/30/2016	\$	34,900
C92-2016-3004769	92-06-04-212-143.000-004	COLUMBIA	920420	500	004	12/30/2016	\$	34,900
C92-2016-3004509	92-07-06-307-004.000-007	RICHLAND	920710	502	007	10/3/2016	\$	62,400
C92-2016-3003920	92-03-33-101-005.000-011	THORNCREEK	921122	500	011	2/15/2016	\$	22,400
C92-2016-3004525	92-03-11-000-149.900-011	THORNCREEK	921135	501	011	10/5/2016	\$	500

C92-2016-3004631	92-03-16-000-201.902-011	THORNCREEK	921110	500	011	11/10/2016	\$	16,005
C92-2016-3004708	92-05-17-412-194.000-012	UNION	921212	500	012	12/12/2016	\$	20,000

Sales from 2015 and 2016 for unimproved residential properties per townships proved to be insufficient. Due to the lack of sales we ran a county wide ratio study sense there were an insufficient number of sales per township.

IMPROVED: Sales from 2015, 2016 provided a dataset sufficient to analyze all improved residential properties by townships with the exception of Richland township and Washington township which were grouped for the study

### **Conclusion**

While conducting the ratio study, a small number of valid sales have been deemed invalid due to further research, new construction, appeals, pertinent to validity of the sale. Please feel free to contact me for any further assistance while reviewing Whitley County's 2017 Ratio Study.

Rita Sauders  
Whitley County Assessor  
260-248-3140  
wcassessor@whitleygov.com

### 2nd Contact Person

Richard E. Schultz  
Accurate Assessments Inc.  
3524 Stellhorn Rd.  
Fort Wayne, Indiana 46815  
(260)-444-2720  
aairick@frontier.com